

Salem Civic Association
 General Meeting Agenda
 March 28th 2023

- 1) Pledge of Allegiance
- 2) Secretary Report – Charlene Combs
 - a) Approval of prior meeting minutes (February)
- 3) Columbus Police Liaison Officer – Daniel Yandrich
 - a) dyandrich@columbuspolice.org 614-645-1418
- 4) Treasurer Report – Allison Hibler

2.7.23-3.7.23

	2023 Budget	Actual as of 3/7/23
INCOME	\$6,626	\$1,581 (24% collected)
EXPENSES	\$6,626	\$1,491.37 (23% paid)
Net Income or (Loss)	\$ 0	\$89.63
Checking Account Balance as of 3/7/23		\$4,111.84
(-) Remaining Budget Obligations as of 3/7/23		\$5,869.63
(-) Annual Cash Reserve		\$2,335.00
CASH AVAILABLE AS OF 3/7/23		(\$4,092.79)

- 5) Northland Community Council – Pat Hammel (see attached)
- 6) Northland Community Council Development Committee – Sam Shy
- 7) Communication Committee
 - a) Need chair
 - b) SalemCivicAssociation.org

- i) Process memberships, Lamplighter archive, meeting agendas
- c) Lamplighter Articles
- 8) Membership Committee – Laurel Hobden
 - a) Now accepting memberships for 2023
- 9) Safety Committee – Pat Hammel
- 10) Hospitality Committee – Charlene Combs
- 11) Unfinished Business
- 12) New Business
 - a) NCR zoning application (see attached)

NCC Report March 2023

- The homeless camp at the 161/71 ramp has been remediated and cleaned up by ODOT.
- The City Attorney's Nuisance Abatement suit against the Doll House on Karl Rd. is scheduled for an April 15th hearing. The objection to the renewal of the liquor license is scheduled for an April 18th hearing.
- Americas Best Value Inn (ABVI) on Sinclair Rd. remains closed due to lack of compliance with the Nuisance Abatement Agreement currently in force. Fines continue to accrue. The City Attorney's office will request a receiver be appointed to oversee sale of the property at a June hearing if the property is not sold or comes into compliance before then.
- Rainbow trout will be stocked in several city parks this spring. Linden, Franklin, Westgate and Whetstone parks will be stocked by ODNR on two separate dates:
 - Friday, March 31 – Franklin Park, Linden Park, Westgate Park, Whetstone Park
 - Friday, April 7 – Antrim Park
 - Monday, April 10 – Goodale Park, Schiller Park
 - Wednesday, April 12 – Krumm Park
 - Friday, April 21 – Franklin Park, Westgate Park, Whetstone Park
 - Saturday, April 22 – Linden Park
- The city of Columbus is seeking resident input on the 2003 Community Engagement survey which focuses on crime and public safety forces. Access the survey at <https://www.surveymonkey.com/r/ZWDTZYX>
- CPD reports that there have been several instances where mail has been placed in the outside blue mail boxes at the Maple Canyon Post Office and that mail ended up being stolen. Checks have been stolen and altered. They advise that if you can pay any bills online do it. If you need to mail it give it to the postal carrier directly or walk it into the post office. This type of crime is investigated by the United States Post Office not the Columbus Division of Police,
- Report from the Quarterly Good Neighbor meeting with Community Shelter Board (CSB) and YMCA and Homefull 3/2/23:
 - **1111 Mediterranean Ave.** 3 case managers on site now. Food Box deliveries and resource pantry runs continuing. 1 Crisis Specialist on site now – purpose of this new position is to provide immediate conflict resolution services to avoid escalation requiring police calls. 65 (of 70) units currently occupied. NCC representatives asked the following questions:
 - Q: Is available public transportation adequate? A: COTA bus is helpful for those who can walk to it and when schedule meets the individual's needs. Medicaid rides frequently used for doctor appointments and staff provide rides to doctor appointments and grocery store when needed.
 - Q: What is the age eligibility? A: 18 years old and up, and long term homeless with a certified disability.
 - Q: In the lease agreement each resident signs are utilities included in the rent paid by the resident? A: Yes.
 - Q: 3 areas of need are filled with the type of facility here – 1) Secure housing and privacy suitable for the needs of eligible residents 2) Supportive services including transportation, medical, mental health, etc. 3) Help to secure

education or training and a job/work career for those able to do so. How does transportation access effect (3)? A: These are the 3 components of the Individual Plan the case managers work on with each resident. Bus passes are provided for those who can walk to the bus stop, rides for those who can't or who don't have a car (about 10 current residents own cars). Case managers work on budgeting with those who have cars (insurance, gas, registration etc.). We provide help with rides to education/training classes and job interviews, as well as clothes for interviews when needed. One resident just completed certification for plumbing, got a good job making \$25/hr and is ready to move out to an apartment. This model shows that the stability of permanent housing with support creates the environment for people to focus on creating a whole life and address issues such as education, job, health. Permanent supportive housing provides the opportunity for the person to start healing from trauma and their focus on daily survival and move to a focus on developing whole life plans and a future.

- Q: NCC agreed to the existing site hotel/motel zoning with the specific current use. For the long term we will have to come to some agreement with the city and permanent supportive service housing providers to resolve the conflicts between hotel/motel housing codes and apartment housing codes and zoning – things like no separate sink needed for food prep/kitchenette use in hotel/motel, but such a requirement does exist for apartments. Is this an issue for you in terms of compliance for city housing code inspections? A: We can't have both – currently we have to have a variance with the hotel/motel use, which required some expenditure of funds as we have done over the last 5 years, or we have to rezone to apartment use.
 - Q: Health and Safety of residents, building operators, and the public is the purpose of housing code. The NCC Development Committee Co-Chairs are discussing the issues involved with conversion of hotels/motels with Dept. of Building and Zoning officials. Not rezoning, the idea of developing a way to attach a variance for permanent supportive housing on existing use rather than a zoning change. Do you think we can use the 1111 Mediterranean model as a prototype starting point for our discussions? A: Yes, we are trying to provide affordable housing without having to build new and incur much more building cost.
 - Q: Does Homefull operate any other facilities in Columbus? A: Not currently in Franklin County, we do in other areas of the state.
- o **888 Dublin-Granville Rd.** (former Magnusson hotel) 88 residents from the now closed former shelter at 40 W. Spring St. are now residing in renovated units (250 square feet with a kitchenette) leased by the YMCA, 35 have moved to the newly built Lockbourne Rd. YMCA building over the last quarter. The plan is still for remaining residents to be moved by the end of 2023, if there are any delays in building the new YMCA buildings there may be 40 or so residents still at 888 Dublin-Granville Rd. into early 2024. YMCA will provide security and supported services until all their residents have moved. CSB is

not considering utilizing the site for permanent supported housing after that. NCC representatives asked the following question:

- Q: Are you being forced out by the current property owner? A: No, our plan always was to use units and move our residents out as units in our 2 new buildings come on line.
- o **1289 E. Dublin-Granville Rd.** 2 units are currently occupied for covid quarantine, funding for such use expires on April 15th so after that CSB will no longer lease any units for that purpose. NCC representatives asked the following question:
 - Q: Now that the Development Commission has tabled the rezoning request can you share any other thoughts you may have about moving forward with use of this site? A: Rezoning is now a dead proposal; we will be meeting with city officials to discuss the possibility of and issues surrounding a variance.
- o The Point In Time Count of people experiencing homelessness in Columbus and Franklin County that occurred on January 25th was very successful. 60 volunteers signed up to participate and 50 showed up despite the terrible weather. More street interviews were held than last year and site-specific locations such as Huckleberry House had high participation as well. Information provided by NCC reps about locations of homeless individuals and encampments helped to elevate accuracy of the count (special shout out from CSB to David Roseman for multiple reports). Results will be available sometime in April.
- o The number to call if you see someone who is unhoused and in need of help is 614-512-2483. The Mt. Carmel Outreach Team will respond and assist the person to access services they need and desire, including immediate shelter.

5860 Roche Drive – Council Variance Application Attachment

Proposed Variances

1. 3312.49 – MINIMUM NUMBERS OF PARKING SPACES REQUIRED:
REQUEST TO REDUCE THE REQUIRED MINIMUM PARKING SPACES FROM 1.5 SPACES PER UNIT TO .75 SPACES PER UNIT.
2. 3333.14 – AR-3 AND AR-O AREA DISTRICT REQUIREMENTS: REQUEST TO IMPOSE A LIMITATION THAT NO MORE THAN 145 DWELLING UNITS MAY BE CONSTRUCTED ON THE PROPERTY.

Statement of Hardship

Central Ohio is one of many communities with a growing need for senior housing. Applicant seeks to satisfy that need through the redevelopment of the Capri Lanes bowling alley following its closure. As the nation's largest not-for-profit owner and operator of senior housing, National Church Residences has a mission to provide high quality care, services and residential communities for all seniors. Since the start of our mission in 1961, we have committed to providing seniors a quality place to live while offering the services they need to remain home for life.

The proposed multifamily development will complement the Applicant's growing footprint in the Northland community. Through its affiliated companies, Applicant recently opened a senior LIHTC development on Maple Canyon Ave., is under construction on a senior LIHTC development on Cleveland Ave., is under construction on a HUD 202 development on Roche Dr., owns and manages the 40-unit former InCare Suites senior housing community, owns and operates the Center for Senior Health on East Dublin-Granville Rd., and manages 130 units of senior housing at the Restoration Plaza I, II, and III communities.

The existing site consists of the former Capri Lanes bowling alley, which closed earlier this year. The site sits on Roche Dr., with Interstate 71 to the east, multifamily apartments to the south, a multistory office building to the North, and two of Applicant's senior housing communities to the West. Columbus Citywide Planning Policies Guiding Principles encourage high density residential development along transit corridors and the proposed development fits within these principles. The proposed senior housing community presents a beneficial use of the site, redeveloping a closed commercial use into a new affordable senior housing community. The location of the new development next to two of Applicant's existing developments will allow for operational and resident synergies that will enhance these communities.

Applicant is currently seeking funding through various public sources to support the development of the new senior housing community on Roche Dr. These prospective funding applications are competitive and better supported by having the project site properly zoned and with appropriate variances in place. While the project is currently under design and does not yet have a unit count, consistent with the Applicant's other Columbus based senior affordable communities, Applicant seeks to reduce the required minimum parking spaces. In Applicant's years of experience as an owner and manager of senior housing, the resident demand for parking in a senior affordable housing community is significantly less than code required minimum of 1.5 spaces per unit. Approving the parking variance would enable Applicant to best leverage its public funding toward providing additional affordable units for seniors and make the most beneficial use of the site.

Applicant also seeks to vary the AR-O area district requirements to impose a limitation that no more than 145 dwelling units may be constructed on the site. Applicant's companion rezoning application seeks to rezone the site to AR-O, an apartment district with no requirement as to the number of square feet of lot area per dwelling unit for new construction. In meeting with community members and the Northland Community Council, Applicant has committed to constructing a building that contains no more than 145 dwelling units. Applicant seeks to vary the AR-O area district requirements as requested to memorialize this commitment to the community. In addition, Applicant would include limitation text on any future site plan submitted to City Council or the Board of Zoning Appeals.

For the foregoing reasons, Applicant respectfully requests the variances stated herein.